

## Property Data Report

**5 Settlers Court, Vermont South VIC 3133**

LOCATION					
Councilarea	Whitehorse	Councilareaid	592.0 m <sup>2</sup>	Isderivedunit	No
Latitude	-37.85878503	Locality > Id	14395	Locality > Name	VERMONT SOUTH
Locality > Singlename	Vermont South VIC 3133	Longitude	145.18689565	Postcode > Id	200840
Postcode > Name	3133	Postcode > Singlename	3133 VIC	Singlename	5 Settlers Court Vermont South VIC 3133
Startnumber	5	State	VIC	Street > Extension	COURT
Street > Id	417799	Street > Name	SETTLERS	Street > Nameandnumber	5 SETTLERS COURT
Street > Singlename	Settlers Court Vermont South VIC 3133				
LEGAL					
Legal > Dateissued	1411	Legal > Frontage	0.0	Legal > Realpropertydescription	LOT 36 LP97848
Parcels > 0 > Area	790 m <sup>2</sup>	Parcels > 0 > Displayname	Lot/Plan	Parcels > 0 > Displayvalue	36/LP97848
Parcels > 0 > Isprimaryplan	Yes	Parcels > 0 > Jurisdictionid	36/LP97848-///	Parcels > 0 > Landauthority	Whitehorse
Parcels > 0 > Lot	36	Parcels > 0 > Parcelid	8527260	Parcels > 0 > Plan	97848
Parcels > 0 > Plantype	LP	Title > Titleindicator	No More Titles		
SITE					
Landuseprimary	Detached Dwelling (existing)	Sitevaluelist	N/A	Zonecodelocal	NRZ5
Zonedescriptionlocal	Neighbourhood Residential Zone - Schedule 5				
CORE ATTRIBUTES					
Baths	2	Beds	4	Carspaces	2
Iscalculatedlandarea	Yes	Landarea	792.0 m <sup>2</sup>	Landareasource	Calculated
Lockupgarages	2	Propertysubtype	House: One Storey / Lowset	Propertysubtypeshort	One Storey / Lowset
Propertytype	HOUSE				
ADDITIONAL ATTRIBUTES					
Airconditioned	Yes	Ductedheating	Yes	Ensuite	1
Fireplace	Yes	Floorarea	187.0 m <sup>2</sup>	Roofmaterial	Concrete Tile,
Solarpower	Yes	Wallmaterial	Brick,	Yearbuilt	1980
FEATURES					
Featureattributes > 0 > Name	Building Area	Featureattributes > 0 > Type	Float	Featureattributes > 0 > Value	213
Featureattributes > 1 > Name	Development Zone	Featureattributes > 1 > Type	String	Featureattributes > 1 > Value	Neighbourhood Residential Zone - Schedule 5
Featureattributes > 10 > Name	Toilets	Featureattributes > 10 > Type	Integer	Featureattributes > 10 > Value	1
Featureattributes > 11 > Name	Total Floors In Building	Featureattributes > 11 > Type	Integer	Featureattributes > 11 > Value	1
Featureattributes > 12 > Name	Workshop Features	Featureattributes > 12 > Type	String	Featureattributes > 12 > Value	Shed

Featureattributes > 2 > Name	Dining Rooms	Featureattributes > 2 > Type	Integer	Featureattributes > 2 > Value	1
Featureattributes > 3 > Name	Family / Rumpus Rooms	Featureattributes > 3 > Type	Integer	Featureattributes > 3 > Value	1
Featureattributes > 4 > Name	Kitchen Features	Featureattributes > 4 > Type	String	Featureattributes > 4 > Value	Stainless Steel Appliances
Featureattributes > 5 > Name	Laundry Features	Featureattributes > 5 > Type	String	Featureattributes > 5 > Value	Internal Laundry
Featureattributes > 6 > Name	Lounge Rooms	Featureattributes > 6 > Type	Integer	Featureattributes > 6 > Value	2
Featureattributes > 7 > Name	Materials in Floor	Featureattributes > 7 > Type	String	Featureattributes > 7 > Value	Carpet Floor, Slate Floor
Featureattributes > 8 > Name	Other Rooms	Featureattributes > 8 > Type	Integer	Featureattributes > 8 > Value	1
Featureattributes > 9 > Name	Other Special Features	Featureattributes > 9 > Type	String	Featureattributes > 9 > Value	Dishwasher, Separate Dining Room
Features	['Close To Public Transport', 'Renovated']				
<b>OCCUPANCY</b>					
Confidencescore	Low	Occupancytype	Owner Occupied		
<b>LAST SALE</b>					
Lastsale > Agencyname	Ray White Blackburn	Lastsale > Agentname	Peter Schenck	Lastsale > Contractdate	2014-08-23
Lastsale > Isagentsadvice	No	Lastsale > Isarmslength	Yes	Lastsale > Isderivedagency	Yes
Lastsale > Isderivedagent	Yes	Lastsale > Ismultisale	No	Lastsale > Ispricewithheld	No
Lastsale > Isrearecentsale	No	Lastsale > Isstandardtransfer	Yes	Lastsale > Landuseprimary	Detached Dwelling (existing)
Lastsale > Price	\$920,000	Lastsale > Salemethod	Normal Sale	Lastsale > Settlementdate	2014-10-22
Lastsale > Transferid	40925446	Lastsale > Type	Unknown	Lastsale > Zonecodelocal	NRZ5
Lastsale > Zonedescriptionlocal	Neighbourhood Residential Zone - Schedule 5				
<b>SALES HISTORY</b>					
Salelist > 0 > Agencyname	Ray White Blackburn	Salelist > 0 > Agentname	Peter Schenck	Salelist > 0 > Contractdate	2014-08-23
Salelist > 0 > Isagentsadvice	No	Salelist > 0 > Isarmslength	Yes	Salelist > 0 > Isderivedagency	Yes
Salelist > 0 > Isderivedagent	Yes	Salelist > 0 > Ismultisale	No	Salelist > 0 > Ispricewithheld	No
Salelist > 0 > Isrearecentsale	No	Salelist > 0 > Isstandardtransfer	Yes	Salelist > 0 > Landuseprimary	Detached Dwelling (existing)
Salelist > 0 > Price	\$920,000	Salelist > 0 > Salemethod	Normal Sale	Salelist > 0 > Settlementdate	2014-10-22
Salelist > 0 > Transferid	40925446	Salelist > 0 > Type	Unknown	Salelist > 0 > Zonecodelocal	NRZ5
Salelist > 0 > Zonedescriptionlocal	Neighbourhood Residential Zone - Schedule 5	Salelist > 1 > Agencyname	Erwin Real Estate Vermont South	Salelist > 1 > Contractdate	2008-05-14
Salelist > 1 > Isagentsadvice	No	Salelist > 1 > Isarmslength	Yes	Salelist > 1 > Ismultisale	No
Salelist > 1 > Ispricewithheld	No	Salelist > 1 > Isrearecentsale	No	Salelist > 1 > Isstandardtransfer	Yes
Salelist > 1 > Price	\$605,000	Salelist > 1 > Salemethod	Normal Sale	Salelist > 1 > Settlementdate	2008-09-05
Salelist > 1 > Transferid	37776271	Salelist > 1 > Type	Unknown		
<b>SALES OTM</b>					
Forsaleagencycampaign > Campaigns > 0 > Advertisementid	49167925	Forsaleagencycampaign > Campaigns > 0 > Agency > Companyname	RAY WHITE BLACKBURN	Forsaleagencycampaign > Campaigns > 0 > Agency > Phononenumber	+61412087857
Forsaleagencycampaign > Campaigns > 0 > Dayslisted	32	Forsaleagencycampaign > Campaigns > 0 > Daysonmarket	32	Forsaleagencycampaign > Campaigns > 0 > Fromdate	2014-07-25

Forsaleagencycampaign > Campaigns > 0 > Isactivecampaign	No	Forsaleagencycampaign > Campaigns > 0 > Todate	2014-08-25	Forsaleagencycampaign > Campaigns > 1 > Advertisementid	39885419
Forsaleagencycampaign > Campaigns > 1 > Agency > Companyname	ERWIN REAL ESTATE VERMONT SOUTH	Forsaleagencycampaign > Campaigns > 1 > Dayslisted	22	Forsaleagencycampaign > Campaigns > 1 > Daysonmarket	22
Forsaleagencycampaign > Campaigns > 1 > Fromdate	2008-04-23	Forsaleagencycampaign > Campaigns > 1 > Isactivecampaign	No	Forsaleagencycampaign > Campaigns > 1 > Todate	2008-05-14
Forsaleagencycampaign > Isactiveproperty	Yes	Forsalepropertycampaign > Campaigns > 0 > Advertisementid	49167925	Forsalepropertycampaign > Campaigns > 0 > Agency > Companyname	RAY WHITE BLACKBURN
Forsalepropertycampaign > Campaigns > 0 > Agency > Phonenumber	+61412087857	Forsalepropertycampaign > Campaigns > 0 > Agent > Agent	LEE TRISTA	Forsalepropertycampaign > Campaigns > 0 > Agent > Phonenumber	0432818510
Forsalepropertycampaign > Campaigns > 0 > Dayslisted	32	Forsalepropertycampaign > Campaigns > 0 > Daysonmarket	32	Forsalepropertycampaign > Campaigns > 0 > Firstadvertisementprice	700000
Forsalepropertycampaign > Campaigns > 0 > Fromdate	2014-07-25	Forsalepropertycampaign > Campaigns > 0 > Isactivecampaign	No	Forsalepropertycampaign > Campaigns > 0 > Latestadvertisementprice	700000
Forsalepropertycampaign > Campaigns > 0 > Listingmethod	Private Treaty	Forsalepropertycampaign > Campaigns > 0 > Percentpricevariationfirstrtolast	\$0	Forsalepropertycampaign > Campaigns > 0 > Pricedescription	AUCTION
Forsalepropertycampaign > Campaigns > 0 > Todate	2014-08-25	Forsalepropertycampaign > Campaigns > 1 > Advertisementid	35662026	Forsalepropertycampaign > Campaigns > 1 > Agency > Companyname	ERWIN REAL ESTATE VERMONT SOUTH
Forsalepropertycampaign > Campaigns > 1 > Agent > Agent	TALLENTS PETER	Forsalepropertycampaign > Campaigns > 1 > Dayslisted	40	Forsalepropertycampaign > Campaigns > 1 > Daysonmarket	40
Forsalepropertycampaign > Campaigns > 1 > Firstadvertisementprice	610000	Forsalepropertycampaign > Campaigns > 1 > Fromdate	2008-04-13	Forsalepropertycampaign > Campaigns > 1 > Isactivecampaign	No
Forsalepropertycampaign > Campaigns > 1 > Latestadvertismentprice	615000	Forsalepropertycampaign > Campaigns > 1 > Listingmethod	Private Treaty	Forsalepropertycampaign > Campaigns > 1 > Percentpricevariationfirstrtolast	\$1
Forsalepropertycampaign > Campaigns > 1 > Pricedescription	ESR:\$600,000-\$630,000	Forsalepropertycampaign > Campaigns > 1 > Todate	2008-05-22	Forsalepropertycampaign > Isactiveproperty	Yes

#### TIMELINE

Eventtimeline > 0 > Date	2022-05-02	Eventtimeline > 0 > Detail > Agency	Harcorts Vermont South	Eventtimeline > 0 > Detail > Agent	Vermont South Rental Department
Eventtimeline > 0 > Detail > Daysonmarket	19	Eventtimeline > 0 > Detail > Method	Rent	Eventtimeline > 0 > Detail > Pricedescription	\$600 p.w.
Eventtimeline > 0 > Type	otmForRentCampaignEnd	Eventtimeline > 1 > Date	2022-04-14	Eventtimeline > 1 > Detail > Agency	Harcorts Vermont South
Eventtimeline > 1 > Detail > Agent	Vermont South Rental Department	Eventtimeline > 1 > Detail > Daysonmarket	19	Eventtimeline > 1 > Detail > Method	Rent
Eventtimeline > 1 > Detail > Pricedescription	\$600 p.w.	Eventtimeline > 1 > Type	otmForRentCampaignStart	Eventtimeline > 2 > Date	2014-08-25
Eventtimeline > 2 > Detail > Agency	RAY WHITE BLACKBURN	Eventtimeline > 2 > Detail > Agent	LEE TRISTA	Eventtimeline > 2 > Detail > Daysonmarket	32
Eventtimeline > 2 > Detail > Method	Private Treaty	Eventtimeline > 2 > Detail > Pricedescription	AUCTION	Eventtimeline > 2 > Type	otmForSaleCampaignEnd

Eventtimeline > 3 > Date	2014-08-23	Eventtimeline > 3 > Detail > Agency	Ray White Blackburn	Eventtimeline > 3 > Detail > Agent	Peter Schenck
Eventtimeline > 3 > Detail > Daysonmarket	30	Eventtimeline > 3 > Detail > Isagentadvice	No	Eventtimeline > 3 > Detail > Ispricewithheld	No
Eventtimeline > 3 > Detail > Pricedescription	\$920,000	Eventtimeline > 3 > Detail > Realistingid	117547440	Eventtimeline > 3 > Detail > Salemethod	Normal Sale
Eventtimeline > 3 > Detail > Type	Unknown	Eventtimeline > 3 > Type	sale	Eventtimeline > 4 > Date	2014-07-25
Eventtimeline > 4 > Detail > Agency	RAY WHITE BLACKBURN	Eventtimeline > 4 > Detail > Agent	LEE TRISTA	Eventtimeline > 4 > Detail > Daysonmarket	32
Eventtimeline > 4 > Detail > Method	Private Treaty	Eventtimeline > 4 > Detail > Pricedescription	AUCTION	Eventtimeline > 4 > Type	otmForSaleCampaignStart
Eventtimeline > 5 > Date	2008-05-22	Eventtimeline > 5 > Detail > Agency	ERWIN REAL ESTATE VERMONT SOUTH	Eventtimeline > 5 > Detail > Agent	TALLENTS PETER
Eventtimeline > 5 > Detail > Daysonmarket	40	Eventtimeline > 5 > Detail > Method	Private Treaty	Eventtimeline > 5 > Detail > Pricedescription	ESR:\$600,000-\$630,000
Eventtimeline > 5 > Type	otmForSaleCampaignEnd	Eventtimeline > 6 > Date	2008-05-14	Eventtimeline > 6 > Detail > Agency	Erwin Real Estate Vermont South
Eventtimeline > 6 > Detail > Daysonmarket	32	Eventtimeline > 6 > Detail > Isagentadvice	No	Eventtimeline > 6 > Detail > Ispricewithheld	No
Eventtimeline > 6 > Detail > Pricedescription	\$605,000	Eventtimeline > 6 > Detail > Realistingid	104798077	Eventtimeline > 6 > Detail > Salemethod	Normal Sale
Eventtimeline > 6 > Detail > Type	Unknown	Eventtimeline > 6 > Type	sale	Eventtimeline > 7 > Date	2008-04-13
Eventtimeline > 7 > Detail > Agency	ERWIN REAL ESTATE VERMONT SOUTH	Eventtimeline > 7 > Detail > Agent	TALLENTS PETER	Eventtimeline > 7 > Detail > Daysonmarket	40
Eventtimeline > 7 > Detail > Method	Private Treaty	Eventtimeline > 7 > Detail > Pricedescription	ESR:\$600,000-\$630,000	Eventtimeline > 7 > Type	otmForSaleCampaignStart
<b>ADVERTISEMENTS</b>					

<b>Advertisementlist &gt; 0 &gt; Advertisementdescription</b>	Beautiful gardens greet you at this spacious, comfortable 4 bed, 2 bathroom home located in a quiet court and close to all amenities. This house has the following features: * 4 bedrooms, 2 bathrooms and double garage. * Separate formal lounge, sitting room and large living room. * Cosy combustion wood fire place in living room * Open plan meals area leading to modern galley kitchen * Large covered entertaining area complete with sink and storage. * North facing private rear garden. * Double garage with extra tool room. * Walk to Vermont South Shopping Centre, Tram 75. * Short drive to Primary School, The Glen Shopping Centre. * Cooling and heating supported by split air conditioner. * 12 solar panels. *** COVID19 Update *** Harcourts remains committed to conducting our services in a safe and responsible manner. We ask all visitors to please refrain from touching any surfaces, opening cupboards, drawers, windows and doors, when inspecting a property. If you have symptoms, been in contact with anyone with symptoms or have recently returned from overseas, please do not arrange an inspection. Thank you for your co-operation. *** IMPORTANT! REGISTER TO INSPECT PROPERTIES *** Please register your details and you will be INSTANTLY informed of any updates, changes or cancellations to inspections. Inspection may not proceed without notice if we do not receive any registration.	<b>Advertisementlist &gt; 0 &gt; Advertisementid</b>	17068584	<b>Advertisementlist &gt; 0 &gt; Advertisementtype</b>	FORRENT
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<b>Advertisementlist &gt; 0 &gt; Advertiserlist &gt; 0 &gt; Agency &gt; Company &gt; Companyname</b>	Harcourts Vermont South	<b>Advertisementlist &gt; 0 &gt; Advertiserlist &gt; 0 &gt; Agency &gt; Phone &gt; Phonenumber</b>	03 9886 1008	<b>Advertisementlist &gt; 0 &gt; Agent</b>	Vermont South Rental Department
<b>Advertisementlist &gt; 0 &gt; Advertiserlist &gt; 0 &gt; Agent &gt; Phone &gt; Phonenumber</b>	03 9886 1008	<b>Advertisementlist &gt; 0 &gt; Date</b>	2022-05-02	<b>Advertisementlist &gt; 0 &gt; Method</b>	Rent
<b>Advertisementlist &gt; 0 &gt; Period</b>	W	<b>Advertisementlist &gt; 0 &gt; Price</b>	\$600	<b>Advertisementlist &gt; 0 &gt; Pricedescription</b>	\$600 p.w.
<b>Systeminfo &gt; Instancename</b>	75:8080	<b>Systeminfo &gt; Requestdate</b>	2025-11-09T07:06:47.027Z		

#### PARCEL GEOMETRY DETAILS

<b>Geometry Type</b>	esriGeometryPolygon	<b>Spatial Reference WKID</b>	102100	<b>Latest WKID</b>	3857
<b>Property Area (m<sup>2</sup>)</b>	791.91 m <sup>2</sup>	<b>Geometry Area</b>	1272.53 m <sup>2</sup>	<b>Geometry Perimeter</b>	149.68 m
<b>Polygon Rings</b>	1 ring(s)	<b>Total Vertices</b>	8 points		

#### GEOSPATIAL LAYERS SUMMARY

<b>Hazard Layers Available</b>	3 layers	<b>Bushfire</b>	Available (image_check)	<b>Flood</b>	Available (image_check)
<b>Heritage</b>	Available (image_check)	<b>Easements</b>	2000 easements found	<b>Easement 1</b>	0 m <sup>2</sup> in N/A
<b>Easement 2</b>	0 m <sup>2</sup> in N/A	<b>Easement 3</b>	0 m <sup>2</sup> in N/A	<b>Infrastructure Layers</b>	5 layers
<b>Streets</b>	Available	<b>Railway</b>	Available	<b>Railway Stations</b>	Available
<b>Ferry</b>	Available	<b>Electric Transmission</b>	Available		

MESH BLOCK ANALYSIS					
Analysis Buffer	2000 meters	Total Mesh Blocks	254 blocks		
Category Breakdown		Residential	213 blocks	Parkland	25 blocks
Education	10 blocks	Commercial	5 blocks	Other	1 blocks
Non-Residential Distances		Total Non-Residential	41 blocks	Closest	180.0 m
Farthest	1941.2 m	Average	1104.4 m	Median	1024.4 m
Top 5 Closest Non-Residential		#1 Commercial	180.0 m (Vermont South)	#2 Parkland	293.9 m (Vermont South)
#3 Parkland	378.3 m (Vermont South)	#4 Commercial	423.0 m (Vermont South)	#5 Parkland	541.1 m (Vermont South)
MARKET METRICS AVAILABILITY					
Metrics Available	7/8 metrics				
✓ Sales Volume		Data Points	46 (quarterly)	Date Range	2014-09 to 2022-03
First Value	760,917	Latest Value	1,425,306	Growth	+87.3%
✓ Median Sale Price		Data Points	46 (quarterly)	Date Range	2014-09 to 2022-03
First Value	\$88	Latest Value	\$99	Growth	+12.5%
✓ Median Value		Data Points	92 (monthly)	Date Range	2014-08 to 2022-03
First Value	\$2,127	Latest Value	\$2,711	Growth	+27.5%
✗ Median Vendor Discount	No data returned from API				
✓ Total Listings		Data Points	90 (monthly)	Date Range	2014-08 to 2022-01
First Value	0	Latest Value	0	Growth	+13.3%
✓ Median Days on Market		Data Points	8 (yearly)	Date Range	2015-01 to 2022-01
First Value	0	Latest Value	0	Growth	-8.2%
✓ Rental Yield		Data Points	69 (monthly)	Date Range	2016-05 to 2022-01
Latest Value	-0.03%				
✓ Median Asking Rent		Data Points	44 (quarterly)	Date Range	2014-09 to 2022-01
First Value	\$815,000	Latest Value	\$1,500,000	Growth	+84.0%
MEDIAN VALUE (AVM) TREND					
Description	Median Value	Period	2014-08-31 to 2022-03-31	Data Points	92 (monthly)
Starting Value	\$2,127	Current Value	\$2,711	Growth	+27.5%
MEDIAN SALE PRICE TREND					
Description	Median Sale Price	Period	2014-09-30 to 2022-03-31	Data Points	46 (quarterly)
Starting Price	\$88	Current Price	\$99	Growth	+12.5%
RENTAL MARKET					
Rental Yield	-0.03%	Yield Date	2022-01-31	Median Rent	\$1,500,000/week
Rent Date	2022-01-31				